

**Note: The following case(s) is/are included in this ad.**  
**Click on the process number or applicant's name to go directly to the ad.**

<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>04-433</u></a>	<a href="#"><u>FCFC AVENTURA FLORIDA LAND TRUST</u></a>
<a href="#"><u>05-341</u></a>	<a href="#"><u>SHARON BACHAR</u></a>
<a href="#"><u>06-018</u></a>	<a href="#"><u>NER YITZCHAK OF HIGHLAND LAKES, INC.</u></a>

APPLICANT: FCFC AVENTURA FLORIDA LAND TRUST

- (1) BU-1A to BU-2
- (2) Applicant is requesting to permit a lot coverage of 89.5% (40% permitted)
- (3) Applicant is requesting to permit a floor area ratio of 1.96 (1.17 permitted).
- (4) Applicant is requesting to permit a setback varying from 0' to 3' (54.2' required) from the front (east) property line; setback 0' (61' required) from the side street (south) property line; setback 20' (61' required) from the rear (west) property line and setback varying from 0' to 15' (54.2' required) from the side street (north) property line.
- (5) Applicant is requesting to permit a landscape area of 12% (38.5% required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #5 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Highland Ojus Tower," as prepared by Creative Art Design, Inc., consisting of 8 pages and dated stamped received 2/22/06. Plans may be modified at public hearing.

SUBJECT PROPERTY: That portion of Lots 1 – 8, and Lots 31-38, Block 3, HALLANDALE PARK NO. 10, Plat book 29, Page 16, located in the SW ¼ of Section 34, Township 51 South, Range 42 East, and being more particularly described as follows:

Begin at the northwest corner of Lot 8 of said Block 3; thence along the north line of Lots 5-8 respectively, and said Lot 1 of Block 3, N87°37'16"E a distance of 195.08' to the Point of curvature of a circular curve concave to the southwest and having a radius of 25'; thence run NE/ly, E/ly and SE/ly along said curve to the right through a central angle of 90°15'23" for a distance of 39.38' to a Point of tangency with the west line of the east 8.31' of Lots 1-4 and Lots 35-38, respectively, of said Block 3; thence along said line, S02°07'21"E, a distance of 149.96' to the Point of curvature of a circular curve concave to the northwest and having a radius of 25'; thence run SE/ly, S/ly and SW/ly along the arc of said curve to the right through a central angle of 89°44'37" for a distance of 39.16' to the Point of tangency; thence along the south line of Lots 31-35 respectively, S87°37'16"W a distance of 190.14' to the Southwest corner of said Lot 31, Block 3; thence along the west line of Lot 8 and Lot 31, N03°35'58"W a distance of 200.01' to the Point of beginning.

LOCATION: 2690 N.E. 203 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.98 Acre

BU-1A (Business – Limited)

BU-2 (Business – Special)

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HEARING NO. 06-6-CZ2-2 (05-341)

33-51-42  
Council Area 2  
Comm. Dist. 4

APPLICANT: SHARON BACHAR

Applicant is requesting to permit additions to a single-family residence setback 16.15' (25' required) from the rear (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the above request may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family or Duplex Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Residence 21330 N.E. 26 Avenue Miami Fl." as prepared by Edward A. Landers, consisting of 2 sheets, dated stamped received 1/25/06. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 39, Block 3, SUNSWEPT ISLES, Plat book 60, Page 80.

LOCATION: 21330 N.E. 26 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 80' X 100'

PRESENT ZONING: RU-1 (Single-Family Residential)

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APPLICANT: NER YITZCHAK OF HIGHLAND LAKES, INC.

- (1) MODIFICATION of Condition #2 of Resolution 5-ZAB-205-97, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Master Site Plan – Congregation Ner Yitzchak,' as prepared by Arkidesign, Inc., dated last revised 4-7-97 and consisting of 10 sheets, dated/stamped/received 5/30/97 on sheets A-1 and A-2, and dated last revised 4/7/97 on 8 sheets, except as modified herein that the proposed signage meet code requirements."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Ner Yitzchak Congregation,' as prepared by Isaac Sklar Associates, consisting of 11 pages, dated stamped received 3/29/06."

- (2) DELETION of Conditions #7 & #8 of Resolution 5-ZAB-205-97, passed and adopted by the Zoning Appeals Board, reading as follows:

"7. That the use be made to conform to the requirements and/or recommendations of the Dade County Fire Department, the Dade County Department of Public Health, and the State of Florida Department of Children and Families (Child Care Licensing Unit).

"8. That the use shall be restricted to a maximum number of (116) one hundred sixteen children."

The purpose of requests #1 & #2 is to allow the applicant to submit a new site plan showing a new multipurpose building for the religious facility to replace the previously approved day care center building.

- (3) The applicant is requesting to permit a lot coverage of 32% (30% permitted).
- (4) The applicant is requesting to permit the religious facility setback 25.2', (27' previously approved/50' required) from the interior side (east) property line.
- (5) The applicant is requesting to permit a height of 37.3' (35' permitted).
- (6) The applicant is requesting to permit 3 stories (2 stories permitted).
- (7) The applicant is requesting to waive the zoning regulations requiring section line rights-of-way to be 80' in width; to permit 35' of dedication (40' required) for the east half of N.E. 26<sup>th</sup> Avenue.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 & #2 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of request #3 - #7 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

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APPLICANT: NER YITZCHAK OF HIGHLAND LAKES, INC.

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The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Portion of Lots 6-A – 15-A, PROSPERITY FARMS, Plat book 11, Page 8, more particularly described as follows:

Commence at the Northwest corner of said Lot 15-A; thence N89°51'00"E along the north line of said Lot 15-A for 35.53' to the Point of beginning of the following described parcel of land: thence continued N89°51'00"E along the last described course for 199.09'; thence south along a line parallel with and 417' west of, as measured at right angles to, the west right-of-way line of Florida East Coast Railway for 603.19'; thence S89°52'00"W along a line parallel with and 10' north of as measured at right angles to, the south line of said Lot 6-A, for 186.03' to a Point of curvature; thence SW/ly, W/ly and NW/ly along a circular curve to the right, having a radius of 25' and a central angle of 88°47'35" for an arc distance of 38.74', to a Point of tangency; thence N01°20'25"W along a line parallel with and 10' east of, as measured at right angles to, the west line of Lots 6-A – 15-A for 553.25' to a Point of curvature; thence NW/ly, N/ly and NE/ly along a circular curve to the right, having a radius of 25' and a central angle of 91°11'25" for an arc distance of 39.79' to the Point of beginning. All of the above lying and being in Section 34, Township 51 South, Range 42 East, less the 201.3' thereof.

LOCATION: 2655 N.E. 207 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.98 Acres

PRESENT ZONING: RU-2 (Two-Family Residential)

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